

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

North Shore – Lowman, Idaho

This Declaration is made this ___ day of _____, 2025, by the undersigned owner(s) of the property within the subdivision known as North Shore, located in Lowman, Idaho, County of Boise.

The purpose of these Covenants, Conditions, and Restrictions (CC&Rs) is to promote the orderly and harmonious development of the subdivision and to protect the value and enjoyment of each parcel therein.

Article I: Property Subject to this Declaration

The real property subject to this Declaration includes all lots within North Shore, as recorded in the official plat records of Boise County, Idaho.

Article II: Use Restrictions

- Section 1: Inoperable Vehicles

No vehicle that is inoperable or has not been driven under its own power for a period exceeding thirty (30) consecutive days shall be stored on any lot unless fully enclosed within a garage or otherwise screened from view from neighboring properties and roads.

- Section 2: Junk and Refuse

No lot shall be used for the storage or accumulation of junk, refuse, scrap, salvage materials, or other unsightly items, including but not limited to old appliances, building debris, or discarded equipment. All trash and debris must be stored in covered containers and kept out of public view.

- Section 3: Property Maintenance

All property owners shall maintain their lots in a neat, clean, and orderly condition. This includes managing weeds and vegetation, storing materials in an organized fashion, and keeping structures, fences, and visible areas in reasonable repair and appearance. No excessive clutter or disorganized storage is permitted in open areas.

- Section 4: Roads and Access

Maintenance of roadways is the shared responsibility of all lot owners and shall be performed as needed to ensure safe access.

Article III: Enforcement

Any owner within the North Shore subdivision shall have the right to enforce these CC&Rs through the following process:

1. Initial Written Warning – A written warning shall be issued to the violating property owner describing the violation and allowing five (5) days to correct the issue.
2. Second Notice & Fine – If the violation is not corrected within the five-day period, a second written notice shall be issued, and a fine of \$250 may be imposed.
3. Third Notice & Additional Fine – If the violation is still not corrected within ten (10) additional days from the date of the second notice, a third written notice shall be issued, and an additional fine of \$1,000 may be imposed.
4. Final Notice & Legal Action – If the violation continues unresolved following the third notice, further enforcement may include legal action to compel compliance and recover associated costs, including attorney's fees, if applicable.

Article IV: Amendment

These CC&Rs may be amended by the written consent of at least 60% of the lot owners within the North Shore subdivision. Any amendments must be recorded in the county records to be valid.

IN WITNESS WHEREOF, the undersigned have executed this Declaration as of the date first above written.

Owner 1 Name: _____

Owner 1 Signature: _____

Date: _____

Owner 2 Name: _____

Owner 2 Signature: _____

Date: _____

Owner 3 Name: _____

Owner 3 Signature: _____

Date: _____

Owner 4 Name: _____

Owner 4 Signature: _____

Date: _____

